

Appendix A: Detailed Program Accomplishments During Last Cycle

The California Department of Housing and Community Development requires that each housing element review the effectiveness of the previous housing element (specifically, its goals, policies and programs); describe progress in implementation; and analyze the appropriateness of these measures (i.e. whether and how these policies/programs should continue). This appendix assesses the achievements of the 2003 Housing Element, in accordance with State housing law. These results are quantified where appropriate and compared to what was projected in the 2003 Element. This evaluation provided a basis for the new Housing Element policies, as successful programs were retained and/or expanded, while unsuccessful programs were discarded or revised. Specific implementation and responsible agencies were identified in the revised Housing Programs (see Chapter 5).

<i>Conservation and Improvement of Existing Housing</i>	
Goal 1.0: <i>Protect the residential quality and stability of existing neighborhoods.</i>	
Program 1-A: Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply. <ul style="list-style-type: none"> • The City will identify funding sources necessary for infrastructure improvements on a project-by-project basis. Funding sources may include gas tax, CDBG, RDA tax increment financing, etc. (Ongoing) • Upgrades and maintenance may be implemented through the City's Capital Improvement Program. (Ongoing) <i>Responsibility: Community Development Dept, Public Works Dept, Redevelopment Agency</i>	
Funding sources & amount (1999-2006):	<ul style="list-style-type: none"> • Impact Fees- \$1.2 million from Crossing developers and additional amounts from Tanforan, used for El Camino/Sneath road and intersection improvements. Skycrest and Glenview Terrace developers contributed to street median and landscape improvements. • Water and wastewater capacity charges, Gas Tax, Measure A, RDA tax increment, Grants (e.g., C/CAG TOD-HIP)- approx. \$1.4 million approved related to housing at the Crossing, primarily used for median/landscape improvements on El Camino Real and San Bruno Ave.

<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • The City received housing incentive grant funds based on development at the Crossing that improves access/circulation for housing development. • The City utilizes a range of funding sources including Gas Tax, Measure A, RDA, & grants (e.g., C/CAG TOD-HIP) for infrastructure improvements. • The City maintains ongoing Capital Improvement Programs. 	
<p>Do you recommend continuing the program?</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p>
<p>Program 1-B:</p> <p>Include an evaluation of the condition of the housing stock in all Housing Element updates.</p> <ul style="list-style-type: none"> • The City will evaluate the condition of the housing stock in each Housing Element update. (2007) • A Housing Conditions Survey was conducted in 1999 for the entire Redevelopment Area. (1999) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Has the program been successful?</p> <p><input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • A new housing survey was not considered necessary because conditions have not changed significantly, and the cost would be significant. 	
<p>Do you recommend continuing the program?</p>	<p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p> <p>Work more closely with Code Enforcement to identify housing conditions.</p>

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Program 1-C:

Publicize federal, State, and local resources available to preserve and rehabilitate the City's existing housing supply.

- The City will identify federal, State, and local rehabilitation programs available to preserve the existing housing supply (see following descriptions). A comprehensive list of available resources will be prepared for marketing through the City's Resource Guide (Program 1-H), flyers, cable TV, newspaper, and the Focus newsletter. (2004)
- Information about rehabilitation loans will be uploaded onto the City's website. (2004)
- The Redevelopment Agency's new Emergency Repair Program and Residential Rehabilitation Loan Program offers low-interest loans for the repair of owner-occupied, single family residences. Emergency repair loans up to \$10,000 and rehabilitation loans up to \$100,000 are offered for foundation and structural repair, termite damage, wiring and plumbing updates, accessibility modifications, and kitchen remodeling. (Ongoing)
- San Mateo County administers a Rental Rehabilitation/Non-Profit Rehabilitation Program that issues low-interest loans to finance the rehabilitation of rental units, where the property-owner is required to maintain a minimum of 60% occupancy by low- or very-low income tenants. (Ongoing)
- San Mateo County administers a Single Family/Limited Emergency Rehabilitation Program that issues low-interest loans to finance the rehabilitation of single family, owner-occupied units. (Ongoing)
- The Rebuilding Together (formerly Christmas in April) program builds volunteer partnerships to rehabilitate homes of low-income, elderly and/or disabled people. Since 1990, over 36,800 Rebuilding Together volunteers have repaired 494 homes and 91 community facilities - worth an estimated \$13,625,000. (Ongoing)
- The State's Multifamily Housing Program assists in the development, rehabilitation, or preservation of rental housing for low-income families. Low-interest loans are issued for post-construction permanent financing. (Ongoing)
- The State's Downtown Rebound Program provides low-interest loans for adaptive reuse of vacant or underused industrial or commercial space into housing, residential infill, housing near mass transit stations, and other forms of downtown housing. (Ongoing)
- The U.S. Department of Housing and Urban Development administers the Section 203(k) program, which issues low-interest loans for the rehabilitation and repair of single family properties. Eligible improvements include structural alteration, modernization, reconditioning, and installation of well or septic system, roofing, flooring, and accessibility improvements. (Ongoing)
- The U.S. Department of Housing and Urban Development's HOME Investment Partnership Program provides grants (administered by San Mateo County) to fund construction or rehabilitation of affordable housing, or direct housing assistance to low-income families.
- The U.S. Department of Housing and Urban Development's Community Development Block Grant Program provides grants (administered by San Mateo County) to fund a wide range of housing and economic development projects intended to benefit low-income families.

Responsibility: Community Development Dept, Redevelopment Agency, City Council

Funding sources & funding amounts received (1999-2006):

The RDA worked with County on two rehabilitation projects in San Bruno. The RDA provided \$115,000 in loans and grants and the County provided \$210,000 in loans (CDBG funds).

<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • The RDA entered into an agreement with the County to administer the Agency’s rehabilitation program. • The Housing Resource Guide is available at the Planning Counter, and information about housing rehabilitation is available on the City’s website. • The City refers inquiries about federal and state funding sources like CDBG or HOME to the County, which administers these programs. 	
<p>Do you recommend continuing the program?</p>	<p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p> <p>Consolidate this list. Perhaps by source of funding- local, fed, state, county. Or by the entity that administers the funding. Should be more specific about who administers the programs.</p>
<p>Program 1-D:</p> <p>Continue to allow second units in R-1 and R-2 zones that were constructed prior to June 30, 1977 and that met the Uniform Building Code at time of construction. Develop informational handouts to inform residents how to legalize second units in R-1 and R-2 zones.</p> <ul style="list-style-type: none"> • The City will develop an informational handout on how to legalize second units (2003) • The City will inform property owners of second unit legalization by mailing the informational handout to all residents in the City’s utility billings (2003). The handout will also be available at the Planning Department and Public Library (Ongoing). <p><i>Responsibility: Community Development Dept</i></p>		
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • The Planning Div. works with homeowners to legalize existing 2nd units and approve new 2nd units. • Informational handouts are available at the Planning counter and on the City website. • The City has been successful in legalizing 30 second units constructed prior to June 30, 1977, and has been able to accomplish life safety and building code upgrades (at homeowners’ expense). 	
<p>Do you recommend continuing the program?</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p>
<p>Program 1-E:</p> <p>Periodically review and update Zoning Ordinance standards applicable to residential add-ons, to ensure that design standards are appropriate to existing neighborhood character.</p> <ul style="list-style-type: none"> • The City will continue to conduct an annual review of approved use permits with the Planning Commission. During this review, design standards for residential add-ons may be addressed. (Ongoing) <p><i>Responsibility: Community Development Dept, Planning Commission</i></p>		

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<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • The Planning Division is working with a consultant to prepare city-wide residential design guidelines with expected completion in 2009. • Planning staff conducts annual review of use permits with the Planning Commission. 	
<p>Do you recommend continuing the program?</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p> <p>After approval of residential design guidelines, Planning Division will prepare informational handouts, update the website with program information and the guidelines will be used as a basis for planning approvals. The guidelines will be integrated into the comprehensive zoning code update in 2009.</p>
<p>Program 1-F:</p> <p>Conserve and expand the City's supply of small residential lots, where compatible with surrounding neighborhood character.</p> <ul style="list-style-type: none"> • The City will continue zoning regulations that allow development of small, flexible parcels (e.g. zero lot-line) with a Planned Unit Permit during the Zoning Ordinance Update. (2005) • The Municipal Code allows at least one (1) housing unit on any sub-standard parcel, given that it is at least 25 ft wide. (Ongoing) • The Residential Conservation Areas preserve the small residential lots in the Redevelopment Area. (Ongoing) <p><i>Responsibility: Community Development Dept</i></p>		
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • The City approved five residential subdivisions with small lots – Marisol PUP (115 single family detached homes, 2003); Merimont PUP (70 single family detached homes, 2006); Skcrest PD (24 single family detached homes, 2005); Glenview Terrace PD (16 townhomes, 2005), Cedar Grove PUP (14 townhomes, 2008). • The municipal code (12.92.040) authorizes the Community Development Director to grant approval for development of substandard lots. The director has approved two applications for development on nonconforming lots. 	
<p>Do you recommend continuing the program?</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p>

<p>Program 1-G:</p> <p>Publicize methods, both financial and programmatic, to assist homeowners in preventative maintenance, such as house painting.</p> <ul style="list-style-type: none"> The City will study additional strategies and programs to assist homeowners in preventative maintenance. A comprehensive list of available resources will be prepared for marketing through the City's Resource Guide (Program 1-H), flyers, cable TV, newspaper, and the Focus newsletter. (2004) Information about preventative maintenance will be uploaded onto the City's website. (2004) The City provides North Peninsula Neighborhood Services Center (NPNSC) with a \$6,000 annual subsidy for home repair, painting, case management, emergency food and shelter, crisis intervention, and assistance with rent and utility bill payments to low-income homeowners. <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<p>NPNSC, a local non-profit based in South San Francisco, receives federal CDBG funds.</p>	
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> NPNSC has provided free emergency repairs to about 15 households per year in San Bruno. NPNSC subsidy was discontinued due to budget constraints. RDA housing set aside funds have increased, and the City is reconsidering funding NPNSC. A series of informational handouts on home maintenance available at the Planning Counter and on City's website. 	
<p>Do you recommend continuing the program?</p>	<p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p> <p>Consolidate 1-G and I-H. The city is proposing to promote smaller repair and maintenance projects for the RDA rehab program. Currently, the program is administered by the County, which focuses primarily on larger projects. As a result only two projects have been completed.</p>
<p>Program 1-H:</p> <p>Prepare a resource guide listing existing home maintenance and rehabilitation programs and whom to contact for more information.</p> <ul style="list-style-type: none"> The City will maintain a Resource Guide listing home maintenance and rehabilitation programs and contact information. An initial draft of the Resource Guide was developed in 2001 and distributed to all households in the City. A revision of the Resource Guide will be distributed to all households upon completion. (2004) Information about rehabilitation loans will be uploaded onto the City's website. (2004) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<p>The RDA worked with County on two rehabilitation projects in San Bruno. The RDA provided \$120,000 in loans and grants and the County provided \$210,000 in loans (CDBG funds).</p>	

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Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> A Housing Resource Guide with information on home maintenance and rehabilitation programs is available at City Hall and on the City's website.	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Possibly consolidate I-G and I-H

<i>Conservation and Improvement of Existing Housing (cont'd)</i> Goal 2.0: Encourage rehabilitation of substandard residences.			
Program 2-A: Continue to participate in the County's Housing Rehabilitation Loan Program. Promote rehabilitation loans through brochures, cable TV, utility billing, Code enforcement referral, distribution of information to areas in need of rehabilitation, and community outreach programs. <ul style="list-style-type: none"> The City will promote rehabilitation loans through the Resource Guide (Program 1-H), cable TV, utility billings, Code enforcement referral, distribution to areas in need of rehabilitation, and community outreach programs. (Ongoing) Information about rehabilitation loans will be uploaded onto the City's website. (2004) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>			
Funding sources & funding amount (1999-2006):	San Mateo County Residential Rehabilitation Program funds (\$210,00) and local Redevelopment funds (\$120,000).		
Number of units assisted (1999-2006):	Total: 2 (If Known) Moderate: Low: Very-Low: 2		
Quantified objective for # of units to assist (2007-2014):	Total: 20 (If Known) Moderate: Low: 15 Very-Low: 5		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The City entered in a contract with the San Mateo County Department of Housing to promote and implement housing rehabilitation. The City will work with the County to increase the number of homeowners assisted, since few projects have occurred under the current program. Information about rehabilitation loans is on the City's website. 		

Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Work with the San Mateo Department of Housing to promote more small rehabilitation projects.
Program 2-B: Waive permit fees for housing rehabilitation achieved through the Community Development Block Grant (CDBG) program. <ul style="list-style-type: none"> The City (Building Division) will continue to waive permit fees for housing rehabilitation conducted through CDBG, as well as through other San Mateo County or Redevelopment Agency programs. (Ongoing) The Master Fee Schedule allows fees to be waived by City Council based on need. <i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i>		
Number of units assisted (1999-2006):	Total: 4; Moderate: 2; Low: 2; Very-Low: 4	
Quantified objective for # of units to assist (2007-2014):	Total: 20; Moderate: Low: 15 Very-Low: 5	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The program helps lower the cost for rehabilitation projects. The City evaluates eligibility for fee waivers on a case-by-case basis and upon request, when the County or a non-profit housing provider applies for building permits. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p>Program 2-C:</p> <p>Continue Redevelopment Agency programs that provide technical and/or financial assistance to homeowners whose homes are currently not meeting health and safety standards.</p> <ul style="list-style-type: none"> • The City (Building Division) will continue to provide referrals to Redevelopment Agency and San Mateo County rehabilitation programs during Code enforcement. (Ongoing) • Informational handouts about Redevelopment Agency programs are also available at City Hall and the Senior Center. (Ongoing) • Twenty percent of the Redevelopment Area tax-increment is used for housing programs that promote affordable housing. These programs are administered by full-time City staff through the Community Development Dept. (Ongoing) • The Redevelopment Agency's Emergency Repair Program and Residential Rehabilitation Loan Program offers low-interest loans for the repair of owner-occupied, single family residences. Emergency repair loans up to \$10,000 and rehabilitation loans up to \$100,000 are offered for foundation and structural repair, termite damage, wiring and plumbing updates, accessibility modifications, and kitchen remodeling. (Ongoing) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<p>Two loans were granted. RDA funds (\$120,000) and CDBG funds through the County Rehab program (\$210,000).</p>	
<p>Number of units assisted (1999-2006):</p>	<p>Total: 2; Moderate: ; Low: ; Very-Low: 2</p>	
<p>Quantified objective for # of units to assist (2007-2014):</p>	<p>Total: 20; Moderate: ; Low: 15; Very-Low: 5</p>	
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • The City contracts with the San Mateo County Department of Housing to promote and implement housing rehabilitation. • The Redevelopment Agency does not have housing staff to administer a rehabilitation program and therefore partners with the County in rehabilitation projects located in the Redevelopment Area. • The City's Website includes information on the Housing Rehabilitation Loan Program. 	
<p>Do you recommend continuing the program?</p>	<p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p> <p>Continue to work with the County to undertake rehabilitation projects.</p>

Program 2-D: Require replacement of any housing unit that is demolished within San Bruno. <ul style="list-style-type: none"> The City will amend the Municipal Code to require replacement of demolished units. The amendment will include an in-lieu fee schedule. (2004) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Number of units assisted (1999-2006):	NA	
Quantified objective for # of units to assist (2007-2014):	Total: 0; Moderate: ; Low: ; Very-Low:	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> All legal residential units that were demolished were replaced with new units. State law in the Redevelopment Area requires replacement of demolished units. The code was not amended to require replacement of housing units outside the redevelopment area and to create an in lieu fee schedule. 	
Do you recommend continuing the program? <input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? Include a policy in the new Housing Element to require replacement of demolished units and follow RDA requirements.</i>	
Program 2-E: Support preservation and reuse of properties with historic character. Provide technical assistance to landowners in determining appropriate rehabilitation techniques. <ul style="list-style-type: none"> The City (Building Division) will continue to support preservation and rehabilitation of historic properties by providing referrals to the San Mateo County Historic Society. (Ongoing) A Historical Resources Survey was conducted in 2001 for the entire Redevelopment Area. The Residential Conservation Areas preserve the small residential lots in the Redevelopment Area. (2001) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):	No funding allocated for this program. Although projects in the Redevelopment Area could qualify for rehabilitation loans.	
Number of units assisted (1999-2006):	None	
Quantified objective for # of units to assist (2007-2014):	Total: (If Known) Moderate: Low: Very-Low:	

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<p>Has the program been successful?</p> <p> <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral </p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • Planning staff utilizes outside historic consultants as necessary for reviewing planning applications. • Redevelopment Rehabilitation Program funds can be used to assist with preservation. • New Residential Design Guidelines will address review of potentially historic properties. • The General Plan update includes the following new policy: Rehabilitation, renovation, or reuse of historic resources will be implemented in coordination with the standards of the Secretary of the Interior and the Office of Historic Preservation”. • The City also utilizes the CEQA process to promote preservations. Two examples- improvements to home at 217 Mastick, and commercial building with apartment unit at 200 W San Bruno Ave. 	
<p>Do you recommend continuing the program?</p>	<p> <input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program </p>	<p><i>How would you change the program to make it more successful?</i></p> <ul style="list-style-type: none"> • In the first bullet, remove the phrase- ...”by providing referrals to...”. The City takes into consideration the historic character of a residential property during the planning process, such as for a use permit or variance. • Refer to new General Plan policy (see above)
<p>Program 2-F:</p> <p>Consider allowing improvement and expansion of existing non-conforming residential uses, if compatible with adjacent uses.</p> <ul style="list-style-type: none"> • The City will clarify expansion of non-conforming uses in the Zoning Ordinance Update. (2005) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Has the program been successful?</p> <p> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral </p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> • The City allows expansion of nonconforming structures but not uses. The City allows replacement of existing non-conforming uses, like for like, through the use permit process, but not expansion of the use. • The City has approved alterations of non-conforming uses on a case-by-case basis, for example, a recent non-conforming 6-room boarding house was approved for a new kitchen. • The City will update the Zoning Ordinance in 2009. • The City has not received any applications for expansion of non-conforming residential uses, and would likely not approve expansion of the use, e.g., expansion of a use that does not meet parking requirements. 	
<p>Do you recommend continuing the program?</p>	<p> <input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program </p>	<p><i>How would you change the program to make it more successful?</i> Consider removing the word “expansion” from the program.</p>

<p>Program 2-G: Provide information on local lead-based paint abatement programs to ensure safe and healthy living environments for all residents.</p> <ul style="list-style-type: none"> The City will prepare an informational handout on local lead-based paint abatement programs. The handout will be available at City Hall and the public library. (2004) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> A remodeling/repainting lead paint informational flyer is available at the Community Development Dept, and is provided to all applicants to the residential rehabilitation program. 	
<p>Do you recommend continuing the program?</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? Provide information on lead-based paint abatement to homeowners applying for building permits to make home improvement.</i></p>

<p><i>Conservation and Improvement of Existing Housing (cont'd)</i></p> <p>Goal 3.0: <i>Encourage energy conservation measures, particularly those which would also contribute to noise reduction in residential areas, while maintaining the affordability of housing units.</i></p>	
<p>Program 3-A: Continue to publicize and encourage energy conservation programs, including weatherization programs. Also publicize grants from the State and federal government which are available for local conservation.</p> <ul style="list-style-type: none"> Informational handouts about energy conservation programs are available at City Hall, and are intermittently included in utility billings. (Ongoing). The City will upload information about energy conservation programs onto the City's website. (2003) <p><i>Responsibility: Community Development Dept</i></p>	
<p>Funding sources & funding amount (1999-2006):</p>	<p>[any information on grants distributed or received?]</p>
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i> The city requires all new residential and commercial projects (additions, new residence, etc.) to complete sustainable buildings checklist which includes information on energy conservation.</p>

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Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? Add links to PG&E website</i>
Program 3-B: Continue to seek funds from the Federal Aviation Administration (FAA) and the City/County of San Francisco in order to insulate homes adversely affected by noise from San Francisco International Airport. <ul style="list-style-type: none"> The City will continue to seek funds through the Federal Aviation Administration's Aircraft Noise Insulation Program. (Ongoing) The City is a member of the Airport Community Roundtable, which addresses insulation issues. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):	Between 1986 and 2008, the City participated in an Aircraft Noise Insulation Program to sound insulated homes, churches and schools against aircraft noise generated from San Francisco International Airport (SFO). The program was funded by the Federal Aviation Administration (FAA) and SFO. The City sound insulated 3,000 single & multi-family residences, 2 churches and 1 school. Total Project Costs were \$83.7 million (\$71.25 million construction costs and \$12.45 million soft costs). Soft costs included program management, architectural, electrical and acoustical engineering, hazardous materials specialists and administrative. The total estimated budget was \$100.4 million. The cost savings was \$16.7 million.	
Number of units insulated (1999-2006):	Total: 3,000 (If Known) Moderate: Low: Very-Low:	
Quantified objective for # of units to insulate (2007-2014):	Total: 0 (If Known) Moderate: Low: Very-Low:	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The Noise Insulation Program has entered its last phase. Since 1983, the FAA and the City and County of San Francisco Airports Commission, the owner and operator of SFO, have jointly funded local aircraft noise insulation projects in communities near the airport The Aircraft Noise Insulation Program includes all noise-impacted dwelling units within the 65 CNEL noise contour. To date, about 3,000 homes in San Bruno have benefited from this program. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? The new General Plan includes policies addressing this issue, including- encourage SFO Airport authorities to undertake noise abatement and mitigation programs that are based not only on the airport's noise contour maps, but that consider other factors such as the frequency of over-flights, altitude of aircraft, and hours of operation.</i>

<p>Program 3-C: Encourage adoption of noise insulation standards by San Francisco International Airport to mitigate impacts from airplane backblast, and expand the CNEL threshold level for insulation from 65 CNEL to 60 CNEL.</p> <ul style="list-style-type: none"> The City will continue membership with the Airport Community Roundtable, which addresses insulation issues. (Ongoing) <p><i>Responsibility: Community Development Dept</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>		
<p>Has the program been successful?</p>	<input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<p><i>Why or why not?</i> See program 3-B</p>
<p>Do you recommend continuing the program?</p>	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<p><i>How would you change the program to make it more successful?</i> Combine Program 3-B and 3-C.</p>
<p>Program 3-D: Enforce adopted guidelines to encourage drought-resistant landscaping.</p> <ul style="list-style-type: none"> The City (Parks Division) will continue review of all landscape plans for consistency with the adopted ordinance. (Ongoing) <p><i>Responsibility: Community Development Dept, Public Works Dept</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>		
<p>Has the program been successful?</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> A Development Review Team comprised of representatives divisions that are involved in facilitating new development, including Parks, meets once every two weeks to review new projects. Installation of drought resistant landscaping in encouraged during planning review and approval process. 	
<p>Do you recommend continuing the program?</p>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<p><i>How would you change the program to make it more successful?</i></p>
<p>Program 3-E: Continue to allow minor variations in building setback and/or solar orientation during architectural review to increase energy efficiency of new housing units.</p> <ul style="list-style-type: none"> The City (Planning Division) will support the Planning Commission in granting variances for sub-standard lots and/or solar orientation during project review. (Ongoing) <p><i>Responsibility: Community Development Dept, Planning Commission</i></p>		

San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> • 47 variances granted between 1999 and 2006. • 5 residential developments (239 units) requiring PD or PUP with smaller lots and reduced setbacks were approved: (Marisol 115 units, Merimont- 70 units, Cedar Grove- 14 units, Skycrest- 24 units, Glenview- 16 units). 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

Balance of Housing Types and Affordability

Goal 4.0: *Provide for a community-wide balance of various residential uses by type, tenure, value and location.*

Program 4-A:

Redesignate appropriate sites from industrial and/or commercial to residential as part of the General Plan Update in 2003.

- The City will adopt changes in land use designations during the upcoming General Plan Update (2003) and consequent Zoning Ordinance Update (2005).
- During revision and adoption of the General Plan Update, the City will consider appropriate vacant and underutilized sites within the City limits for potential redesignation for housing or mixed-use development. Sites for consideration are shown in Figure 7.1-1, as considered during a joint City Council, Planning Commission, and General Plan Update Committee meeting in October 2002.

Responsibility: Community Development Dept

Funding sources & funding amount (1999-2006):

Has the program been successful?

- ☒ Successful
☐ Unsuccessful
☐ Neutral

Why or why not?

- General Plan update was adopted in April 2009 with new Transit Oriented Development and Multi-Use land use designations, allowing a mix of residential and commercial uses, which replace the former Commercial and Industrial/Auto-Related uses. The new land use allows high density residential development. The General Plan therefore has a potentially high impact on public transportation ridership and the Multimodal Transportation Corridor Plan.
- The Zoning Ordinance will be updated to reflect the new GP land uses in 2009.
- The City approved General Plan and Zoning amendments to allow residential uses at three sites: 1) Navy Site Specific Plan (2002) changed government land use to high density residential and mixed-use allowing 1,063 housing units, 2) a two commercially zoned sites (Skycrest and Glenview) were rezoned from commercial to medium density residential.
- Existing land use designations were sufficient to plan for RHNA-3 requirement (378 units).

Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Transit Corridors Plan and updated zoning code should reflect the new General Plan land uses.
Program 4-B: Regulate condominiums, stock cooperatives, and community apartments to ensure the availability of rentals and choice within the housing supply. Evaluate each condominium, stock cooperative, and community apartment project on its own merits. <ul style="list-style-type: none"> The City will revise regulations addressing condominium conversions during the Zoning Ordinance Update. (2005) Review of condominiums, stock cooperatives, and community apartments is triggered by new development or conversion proposals. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The Zoning Ordinance will be updated to reflect the new GP land uses in 2009. There were no applications for condominium conversions between 1999 and 2007. A condominium project (350 units) is under construction at the Crossing, and 48 unit condominium project was approved in the downtown in January 2009. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> <ul style="list-style-type: none"> Residents of existing apartments proposed for condominium conversion should have first opportunity to buy. In some cities, condominium conversions trigger 15% Inclusionary requirements. Consider this option.
Program 4-C: Permit manufactured housing on permanent foundation systems on all single family zones, so long as the unit is no more than ten years old on the date of application and meets federal and local standards specified in Government Code Section 65852.3. <ul style="list-style-type: none"> The City will ensure that no special restrictions on manufactured housing are included in the Zoning Ordinance Update. (2005) No architectural review of proposed development is required if project adheres to all applicable R-1 zoning standards. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):		

San Bruno Housing Element
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Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> The Zoning Ordinance will be updated to reflect the new GP land uses in 2009. There have been no applications for manufactured housing between 1999 and 2007. One manufactured housing was approved in 2008. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 4-D: Ensure that the design, scale, and buffering of new housing retains existing neighborhood character. <ul style="list-style-type: none"> Should a project not comply with all applicable zoning standards, the City will assess housing design during the architectural review process. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> Housing design is assessed during the discretionary review process on a project-by-project basis by the Architectural Review Committee and Planning Commission, to ensure compatibility with the neighborhood. The majority of projects modify design during the planning approval process to be compatible. The City is in the process of developing Residential Design Guidelines to facilitate review architectural review. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 4-E: Maintain consistency between the City's Housing Element, General Plan Update, and Zoning Ordinance through adoption of appropriate amendments. <ul style="list-style-type: none"> The City (Planning Division) will ensure consistency between the Housing Element, General Plan Update (2003), and Zoning Ordinance Update (2005). <i>Responsibility: Community Development Dept</i>		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> The General Plan Update was adopted in April 2009 The zoning code will be updated to be consistent with the General Plan in 2009. 	

Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
<p>Program 4-F: During annual review of the General Plan, monitor and evaluate housing program performance.</p> <ul style="list-style-type: none"> The City (Planning Division) will annually review and evaluate implementation of housing programs. This can be facilitated through the draft annual performance report provided by the California Department of Housing and Community Development. (Ongoing) <p><i>Responsibility: Community Development Dept</i></p>		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> The Planning Division conducts an annual review of the General Plan, including implementation of housing programs. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

Balance of Housing Types and Affordability (cont'd)

Goal 5.0: **Ensure the continued availability of affordable housing for very-low, low- and moderate-income persons, seniors, disabled, female-headed households, large families, and other special needs groups.**

Program 5-A:

Require new residential developments with 10 or more housing units to provide a minimum of 15 percent of total housing units affordable to very-low, low-, and moderate-income households through construction, donation of land, and/or payment of in-lieu fees.

- The City will amend the Municipal Code with inclusionary housing standards. The amendment will include an in-lieu fee schedule. (2003)
- A 15 percent affordable housing requirement currently applies to residential development within the Redevelopment Area (Program 5-E).

Responsibility: Community Development Dept, Redevelopment Agency

Funding sources & funding amount (1999-2006):

- The BMR ordinance includes an in-lieu fee of \$38,700 for rental units and \$39,450 for ownership units.
- Approximately \$1.5 million in in-lieu fees have been collected through November 2008 from two projects- 12 units at Skycrest (12 units remaining) and 35 units at Merimont (35 units remaining).

San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> • The City negotiated affordable housing in-lieu fees for four housing developments based on this Program 5-A, prior to adoption of the BMR ordinance. • The City adopted a Below Market Rate Housing Ordinance, including an in-lieu fee, in November 2008. • Research, writing and public review of the ordinance occurred through 2007 and 2008. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	How would you change the program to make it more successful? Emphasize effective implementation of BMR ordinance. Provide information about the ordinance through a handout and publicize on the City website.
Program 5-B: Offer a density bonus of at least 25 percent or financial incentives to residential developments providing 10 percent of total housing units for very-low income households, 20 percent of total units for low-income households, 50 percent of total units for seniors, OR 20 percent of total condominium units for moderate-income households. <ul style="list-style-type: none"> • The City will include provisions for density bonuses for residential developments in the Zoning Ordinance Update. (2005) • The City meets State requirements (California Government Code 65915) for provision of density bonuses. <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> • This program was used in granting a density bonus in a mixed-use project (6 bonus units) in January 2009. • The City hired an outside counsel to assist in drafting a density bonus regulation within the Zoning Code, to be completed in 2009. The new rules would provide for density bonuses up to 35% and incentives, based on SB 1818. • The City considers applications for density bonus on a case-by-case basis. There were no applications for density bonuses between 2003-2007. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	How would you change the program to make it more successful? Modify description to reflect current density bonus law (35%). Include potential concessions and density bonus parking standards.

<p>Program 5-C: Offer financial incentives for condominium conversions which include at least 20 percent low- or moderate-income units or at least 15 percent very-low income units.</p> <ul style="list-style-type: none"> The City will revise regulations to offer financial incentives for lower-income condominium conversions during the Zoning Ordinance Update. (2005) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<p>None</p>	
<p>Has the program been successful?</p> <p> <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral </p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> There were no applications for condominium conversions between 2003-2008. The Zoning Ordinance Update will occur in 2009. 	
<p>Do you recommend continuing the program?</p>	<p> <input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program </p>	<p><i>How would you change the program to make it more successful?</i> Possibly tie to BMR ordinance. Some BMR ordinances include condo conversions in Inclusionary requirements.</p>
<p>Program 5-D: Waive building and planning fees for non-profit developers of projects specifically affordable to very-low, low-, and moderate-income households.</p> <ul style="list-style-type: none"> The City (Building Division) will continue to waive fees for non-profit developers. (Ongoing) The City granted fee waivers for affordable housing development at The Crossing (U.S. Navy Site). The Redevelopment Agency committed \$420,000 in Low-Moderate Income Housing Funds to waive building fees for 60 very-low income units. (2002) <p><i>Responsibility: Community Development Dept</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<ul style="list-style-type: none"> RDA Low-Moderate Income Housing tax increment \$420,000 for 60 very-low income units (2003) at Archstone I; \$90,000 for 37 very-low income units (2005) at Archstone II; \$--- for 228 affordable units at the Village Senior apartments. 	
<p>Has the program been successful?</p> <p> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral </p>	<p><i>Why or why not?</i></p> <p>The City waived building permit fees for affordable units at Phase 2 of The Crossing: 37 affordable units (2005), and approximately 50% of fees for the 228 affordable units at the Village senior apartments (2005)</p>	
<p>Do you recommend continuing the program?</p>	<p> <input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program </p>	<p><i>How would you change the program to make it more successful?</i> Remove reference to the Crossing, last phase under construction (no affordable units)</p>

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Program 5-E: Continue to administer Redevelopment Project Area requirements for development of 15 percent affordable housing. <ul style="list-style-type: none"> The City will continue to administer a 15 percent affordable housing requirement within the Redevelopment Project Area. (Ongoing) <i>Responsibility: Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):	<ul style="list-style-type: none"> RDA Low-Moderate Income Housing tax increment 	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> Created over 300 affordable units at the Crossing. (Archstone I- 60, Archstone II- 37, Village 228) The City is collecting in-lieu fees (Skycrest, Glenview Terrace) to allow funding of required units off site for two developments in the RDA. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 5-F: Require maintenance of subsidized housing units as affordable to very-low, low-, and moderate-income households for a period of at least 30 years from date of occupancy. <ul style="list-style-type: none"> The City will negotiate 30-year occupancy for low-income households in future development agreements. (Ongoing) The Owner Participation Agreement for The Crossing (U.S. Navy Site) maintains affordability of 60 very-low income housing units for 55 years. (2002) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The Owner Participation Agreement for affordable units at the Crossing with restrictions for 55 years (Archstone I- 60, Archstone II- 37, Village- 105) Village at the crossing also includes 123 affordable units with restrictions for 30 years. The City's new Inclusionary Ordinance requires affordable rental units to remain affordable for 55 years and for-sale units for 45 years. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Change to 45 year for for-sale housing and 55 years for rental housing.

<p>Program 5-G:</p> <p>Prepare an Owner Participation Agreement each time the City commits to subsidizing construction, rehabilitation, or rental costs for an affordable housing project.</p> <ul style="list-style-type: none"> The City will prepare an Owner Participation Agreement (on a project-by-project basis) to ensure that proposed financing resources are dedicated to the construction, rehabilitation, or rental costs of affordable housing projects. (Ongoing) An Owner Participation Agreement was prepared and adopted for the 60 affordable housing units reserved for very-low income families on the U.S. Navy Site. The Redevelopment Agency has committed tax increment set-aside funds to subsidize these units, including a waiver of \$420,000 in building permit fees and an annual subsidy of \$300,000. (2002) <p><i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i></p>		
Funding sources & funding amount (1999-2006):	RDA Low Moderate Income Housing Fund	
Number of units assisted (1999-2006):	<p>Total: 97</p> <p>(If Known) Moderate: Low: Very-Low: 97</p>	
Quantified objective for # of units to assist (2007-2014):	<p>Total:</p> <p>(If Known) Moderate: Low: Very-Low:</p>	
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> Owner Participation Agreements was adopted for affordable units for Archstone II at the Crossing, 37 very-low income units with restrictions for 55 years (2005). The RDA provides subsidies, including a waiver of \$80,000 in building permit fees and an annual subsidy of \$370,000. Affordable Housing Agreement (2006) for the Village Senior Apartments at the Crossing to maintain 105 units affordable to low- and moderate-income seniors for 55 years. (100% of the units are affordable to seniors with incomes between 30% and 60% of median for 30 years.) The project received no Agency assistance. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p>Program 5-H:</p> <p>Encourage diversity in unit size to ensure that 3- and 4-bedroom affordable rental housing units are provided for large families (excepting senior housing projects). Require provision of 3-bedroom units in Phase 2 of The Crossing (U.S. Navy Site) development.</p> <ul style="list-style-type: none"> The City will negotiate development of large (3- and 4-bedroom) units in future development agreements. The City may provide such incentives as fee waivers, parking reductions, etc. (Ongoing) The City and developer (Martin/Regis San Bruno Associates) will include 3-bedroom units in the Owner Participation Agreement for Phase 2 of The Crossing (U.S. Navy Site), and will provide the same proportion of affordable 3-bedroom units as total affordable units. (2003) <p><i>Responsibility: Community Development Dept, Planning Commission</i></p>		
Funding sources & funding amount (1999-2006):	RDA Low-Moderate Income Housing Fund	
Number of units assisted (1999-2006):	Total: (If Known) Moderate: Low: Very-Low:	
Quantified objective for # of units to assist (2007-2014):	Total: (If Known) Moderate: Low: Very-Low:	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> Owner Participation Agreement for Archstone II affordable units provides the same proportion of affordable 3-bedroom units as total affordable units (2005). Completed in 2007.	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

<p>Program 5-I:</p> <p>Expedite permit review and waive planning, building and license fees on projects providing housing affordable to very-low, low-, and moderate-income households, seniors, and persons with disabilities.</p> <ul style="list-style-type: none"> The City will negotiate permit review and fee waivers in future development agreements. (Ongoing) The City Council expedited review and approval of building permits for Phase 1 of The Crossing (U.S. Navy Site), which contains 300 high-density multifamily units. The Redevelopment Agency has committed tax increment set-aside funds to subsidize 60 very-low income units (of the total 300 units), including a waiver of \$420,000 in building permit fees and an annual subsidy of \$300,000. (2002) The City also granted fee waivers for affordable housing development at The Crossing (U.S. Navy Site). The Redevelopment Agency committed \$420,000 in Low-Moderate Income Housing Funds to waive building fees for 60 very low-income units. (2002) <p><i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<p>RDA Low Moderate Income Housing Fund</p>	
<p>Number of units assisted (1999-2006):</p>	<p>Total: 1,063 expedited; fees reduced or waived for 265 affordable units</p> <p>Moderate: Low: Very-Low: 97</p>	
<p>Quantified objective for # of units to assist (2007-2014):</p>	<p>Not known at this time. Will determine in 2009 during preparation of next Redevelopment 5-Year Implementation Plan (20010-2014)</p>	
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> Provided incentives for production of affordable unit. The City has expedited review and approval of building permits for a total of 1,063 housing units in four projects at The Crossing. (2002-2006) See 5-D. 	
<p>Do you recommend continuing the program?</p>	<p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? Consider combining 5-D and 5-I</i></p>
<p>Program 5-J:</p> <p>Modify development regulations in specific zoning districts to encourage housing affordable to very-low, low-, and moderate-income households. Encourage smaller projects with fewer amenities to reduce construction costs.</p> <ul style="list-style-type: none"> The City will study zoning districts appropriate for development of affordable housing, such as the Medium Density (R-3), High Density (R-4), Central Business District (CBD), or new transit-oriented development zone. The City will modify development regulations during the Zoning Ordinance Update. (2005) The City Council is currently considering “transit-oriented development” zoning districts for the BART, Caltrain, and SamTrans transit areas. (2003) <p><i>Responsibility: Community Development Dept</i></p>		

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Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The General Plan Update adopted April 2009 includes a new land use classification for Transit Oriented Development and Multi-Use Residential Focus along El Camino Real, which will encourage affordable housing. The Zoning Code will be updated to be consistent with the GP new land uses in 2009. The City amended the zoning ordinance to allow loft units in commercial zones in 2005. The City is undertaking a Downtown and Transit Corridors Specific Plan that will incorporate the TOD uses in the GPU. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 5-K: Continue to make information regarding home equity conversion programs available to elderly homeowners through the Senior Center. <ul style="list-style-type: none"> The City will upload information about home equity conversion programs onto the City's website. (2003) Information about home equity conversion programs is available at the Senior Center. (Ongoing) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):	RDA Low-Mod Housing Fund: \$5,000 in 2002-03, \$25,000 in 2004, \$30,000 in 2005, 06, 07, and 08.	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> The RDA provides annual assistance to HIP Housing which provides information on home equity conversion elderly residents in San Bruno.	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

<p>Program 5-L:</p> <p>Revise Ordinance 1421 regarding second unit allowances to ensure consistency with the California Government Code under AB 1866.</p> <ul style="list-style-type: none"> The City will revise Ordinance 1421 consistent with the California Government Code under AB 1866. (2003) The City will inform property owners of Ordinance 1421 revisions through an informational handout in the City's utility billings. (2003) <p><i>Responsibility: Community Development Dept</i></p>		
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> The City adopted a 2nd unit ordinance in 2003 per AB 1866. 30 second units were legalized or approved since 1997. The City informs property owners about the Ordinance through an informational handout and through the City's website. 	
<p>Do you recommend continuing the program?</p>	<p><input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? Combine 5L and M?</i></p>
<p>Program 5-M:</p> <p>Prepare and adopt a Second Unit Ordinance to permit second units by-right on appropriate residential sites within the City.</p> <ul style="list-style-type: none"> The City will prepare and adopt a Second Unit Ordinance consistent with the California Government Code under AB 1866. (2003) The City will inform property owners of the Second Unit Ordinance through an informational hand-out in the City's utility billings. (2003) <p><i>Responsibility: Community Development Dept</i></p>		
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <p>See 5-L</p>	
<p>Do you recommend continuing the program?</p>	<p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? Combine 5L and M. Could change to- encourage second units in new single family development to accommodate multigenerational housing.</i></p>

San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

Balance of Housing Types and Affordability (cont'd)

Goal 6.0: Encourage a wide variety of construction and financing techniques to achieve affordable housing.

Program 6-A:

Publicize the various financing strategies for development and expansion of affordable housing

- The City will study and publicize available financing strategies (see descriptions below) for the development of affordable housing. The City will inform property-owners and local non-profit and institutional groups of available resources through brochures, flyers in utility billings, cable TV, newspapers, and the City's Focus newsletter. (Ongoing)
- The Redevelopment Agency's *tax increment set-aside* is distributed through the Low and Moderate Income Housing Fund (LMIHF). The LMIHF provides funding for the City's Residential Rehabilitation Loan Program, the Home Ownership Program, and rental assistance for 60 very-low income units at The Crossings (U.S. Navy site).
- The Redevelopment Agency may also issue *tax allocation bonds*, which bond tax increment monies to generate up-front construction costs.
- The California Housing Finance Agency (CHFA) provides low-interest mortgage loans through the sale of *mortgage revenue bonds*. Proceeds from the bonds are used to finance purchase or rehabilitation of single family, owner-occupied homes for low- and very-low income families.
- *Federal and State tax credits* are issued by the Tax Credit Allocation Committee to rental housing developments that reserve housing units at rents affordable to very-low income families for a minimum of 55 years. Rental housing developers sell the tax credits to investors for their present market value (approx. 70 cents per dollar) to provide up-front capital to build or rehabilitate the
- ~~San Mateo County~~ ~~San Mateo County~~ administers a program which translates revenue bond allotments from the state into *mortgage credit certificates*. These credit certificates are issued to eligible first-time homebuyers for a reduction in federal income tax owed.
- The U.S. Department of Housing and Urban Development's HOME Investment Partnership Program provides grants (administered by San Mateo County) to fund construction or rehabilitation of affordable housing, or direct housing assistance to low-income families.
- The U.S. Department of Housing and Urban Development's Community Development Block Grant Program provides grants (administered by San Mateo County) to fund a wide range of housing and economic development projects intended to benefit low-income families.

Responsibility: Community Development Dept, Redevelopment Agency

Has the program been successful?

- ☒ Successful
☐ Unsuccessful
☐ Neutral

Why or why not?

- Need to do a better job of publicizing this information.
- The RDA funds the Residential Rehabilitation Loan Program and rental assistance for 97 very-low income units at The Crossings.
- The City became a member of the San Mateo County Housing Endowment and Regional Trust (HEART) in 2005. HEART has invested \$1.7 million to help subsidize affordable units in the Village at the Crossing senior apartment project.
- The City informs property owners, developers, and non-profits about funding sources available for development of affordable housing.
- City is developing an affordable housing strategy that will include identifying and publicizing funding sources.

Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Draft affordable housing strategy to include identifying and publicizing funding sources.
Program 6-B: Continue to participate in San Mateo County Housing Authority's Section 8 Housing Choices Voucher program and encourage new housing developers to accept vouchers. <ul style="list-style-type: none"> The City will encourage participation in the Section 8 Housing Choices Voucher program during preparation of future development agreements/affordable housing programs. (Ongoing) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The City participates in the Section 8 voucher program. Most recent Section 8 list established in 2008. There have been no new developments where section 8 would be appropriate (e.g. crossing already affordable at 50% of area median income) 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 6-C: Preserve the 62 very-low and low-income assisted housing units at TreeTops Apartments throughout the Housing Element timeframe. <ul style="list-style-type: none"> The City will proactively support preservation of the assisted housing units (Section 8 Housing Choices Voucher program) in the TreeTops Apartments through 2015. (Ongoing) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> The City approved an application to redevelop the TreeTops Apartments, increasing the total number of units from 308 to 510. The approval includes preservation of 62 assisted housing units through 2017. After 2017, 15% of the 202 additional units (30 units) will be restricted to low-income households through 2038.	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Consider providing incentives to increase the number of affordable units and lengthen the affordability to 55 years.

*San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle*

<p>Program 6-D:</p> <p>Annually reconcile the number of assisted housing units reported in San Bruno with the actual number of housing units occupied by very-low and low-income families through San Mateo County Housing Authority's Section 8 Housing Choices Voucher program. Ensure a "good faith effort" by participatory apartment owners to advertise available housing units.</p> <ul style="list-style-type: none"> The City will annually review the number of assisted housing units occupied by low-income families in San Bruno. If the total number of assisted housing units is not achieved, participatory apartment complexes will be contacted to ensure that they are being listed on the Section 8 Housing Choices Voucher vacancy list. (Ongoing) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>		
<p>Has the program been successful?</p> <p> <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral </p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> Need to do a better job of monitoring and publicizing availability for potential Section 8 tenants. City staff reviews the County's annual report on assisted rental/owner housing and provides feedback. 	
<p>Do you recommend continuing the program?</p>	<p> <input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program </p>	<p><i>How would you change the program to make it more successful?</i></p>
<p>Program 6-E:</p> <p>Continue to participate in San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers. Advertise availability of the program.</p> <ul style="list-style-type: none"> The City will continue to make informational handouts about first-time homebuyer programs available at City Hall and the Senior Center. (Ongoing) Seminars are conducted by a local realtor (Marshall Realty) to inform first-time homebuyers of financing options. Informational seminars are also offered by the California Dream Alliance (a non-profit organization) in English and Spanish. (Ongoing) <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>		
<p>Has the program been successful?</p> <p> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral </p>	<p><i>Why or why not?</i></p> <p>Seminars have been conducted from time to time by a local real estate agent and First Home Inc., and are popular.</p>	

Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? City staff needs to monitor more closely.</i>
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Balance of Housing Types and Affordability (cont'd)

Goal 7.0: Support expansion of programs providing housing information, counseling, referrals, dispute resolution, and/or emergency shelter.

Program 7-A:

Amend the City's non-discrimination housing policies to conform to State and federal fair housing and discrimination laws. Inform realtors, builders, city staff and the community at large of the policies.

- The City will upload information about fair housing services onto the City's website. (2003)
- The City will continue to make informational handouts about fair housing services available at City Hall and the Senior Center. (Ongoing)

Responsibility: Community Development Dept, Redevelopment Agency

Funding sources & funding amount (1999-2006):	None
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Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • The City complies with applicable fair housing and non-discrimination laws. • The municipal code, available on the City website, includes a provision prohibiting housing discrimination in condominiums. (12.88.080)
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Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Include non-discrimination housing policy in the next Housing Element.
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Program 7-B:

Cooperate with and support organizations providing housing information, counseling, and referral services, and handling complaints of housing discrimination.

- The City (Building Division) will continue to provide referrals to fair housing services during Code enforcement. (Ongoing)
- The City Council will continue to appropriate monies for support of various organizations during annual budget review. (Ongoing)
- The City provides North Peninsula Neighborhood Services Center (NPNSC) with a \$6,000 annual subsidy for home repair, painting, case management, emergency food and shelter, crisis intervention, and assistance with rent and utility bill payments to low-income homeowners. (Ongoing)

Responsibility: Community Development Dept, Redevelopment Agency, City Council

San Bruno Housing Element
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Funding sources & funding amount (1999-2006):	<ul style="list-style-type: none"> • RDA Low-Mod funds to HIP Housing (see 5-K) • RDA Low-Mod funds (\$7,500) to Shelter Network funds, used for homeless shelters 	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • The City provides financial assistance to support HIP Housing, Shelter Network, and Peninsula Conflict Resolution Center. • Funding for North Peninsula Neighborhood Services Center was discontinued in 2003 due to budget constraints 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Consider refunding NPNSC with RDA funds.
Program 7-C: Support shared housing programs and promote such programs through the Senior Center and other local agencies. Consider contributing funds to shared housing programs. <ul style="list-style-type: none"> • The City Council will continue to appropriate monies for support of various organizations during annual budget review. (Ongoing) • The City currently supports the Housing Investment Partnership program, which coordinates shared housing. (Ongoing) <i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i>		
Funding sources & funding amount (1999-2006):	See Program 5-K.	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • HIP Housing arranges shared housing in San Bruno by matching people who need affordable housing with people who have a home but need someone to help the pay the rent, take care of the property, or provide other kinds of assistance in exchange for sharing the home. • HIP matches between 10 and 20 residents per year in shared housing arrangements in San Bruno. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

<p>Program 7-D:</p> <p>Assist homeless providers in seeking Community Development Block Grant (CDBG) money to support local homeless programs.</p> <ul style="list-style-type: none"> The City will continue to seek CDBG monies to support the regional homeless shelter. (Ongoing) The City Council has an Ad Hoc Committee on Homeless to address homeless issues. (Ongoing) <p><i>Responsibility: Community Development Dept</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<p>See Program 7-B.</p>	
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> The RDA provides assistance to Shelter Network to provide housing and services for homeless children and adults. CDBG funds are administered through the County, since San Bruno is not an entitlement city. The City works with and supports county efforts to support the regional homeless shelter. 	
<p>Do you recommend continuing the program?</p>	<p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? Identify sites for homeless shelter pursuant to SB-2</i></p>
<p>Program 7-E:</p> <p>Continue to work with other cities in San Mateo County to address the needs of the homeless.</p> <ul style="list-style-type: none"> The City will continue to seek CDBG monies to support the regional homeless shelter. (Ongoing) The City Council has an Ad Hoc Committee on Homeless to address homeless issues. (Ongoing) North County Homeless Shelter was opened in 2000 on SamTrans property as a joint effort of north-County cities and San Mateo County. (2000) <p><i>Responsibility: Community Development Dept</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>	<p>None</p>	
<p>Has the program been successful?</p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> The RDA provides assistance to Shelter Network. See Program 7-D. City's ad hoc committee on homeless is no longer active. CDBG – See Program 7-D City supports county efforts related to regional homeless shelter. 	
<p>Do you recommend continuing the program?</p>	<p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? Existing program is too general. Address homeless needs through SB-2.</i></p>

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<p>Program 7-F: Revise the City's Zoning Ordinance to permit homeless shelters and transitional housing facilities in appropriate zoning districts within the City.</p> <ul style="list-style-type: none"> The City will study appropriate zoning districts—such as commercial or institutional—for homeless shelters and transitional housing. The City will include shelter allowances in the Zoning Ordinance Update. (2005) <p><i>Responsibility: Community Development Dept</i></p>		
Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> The city's Zoning Code update is scheduled in 2009. The City will designate sites for homeless shelters and transitional housing facilities in accordance with SB2 City has met with non-profit housing developers, including HIP, to discuss the possibility of supportive housing. City staff met with St Bruno's shelter—see 7-G 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? Make this program consistent with SB2</i>
<p>Program 7-G: Provide technical assistance to emergency and transitional shelter providers in finding appropriate sites within San Bruno.</p> <ul style="list-style-type: none"> The City will provide technical assistance to transitional and emergency shelter providers on a case-by-case basis. (Ongoing) <p><i>Responsibility: Community Development Dept</i></p>		
Funding sources & funding amount (1999-2006):	See Program 7-E.	
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> In 2008, City staff, police, and county housing representative met with St Bruno's Catholic Church, which is looking for sites to expand their homeless services. St Bruno's has several single family homes in the city that accommodate homeless people and is interested in expanding that program. The City will continue to work with St Bruno's identify suitable sites for homeless housing.	

Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Consider consolidating some of these homeless policies to develop more stream-lined policies for homeless issues, addressing SB-2
Program 7-H: Work with the Ad Hoc Committee on Homeless to consider allowing small homeless shelters (10 or fewer beds) by-right in local church facilities. <ul style="list-style-type: none"> The City will prepare and adopt a Small Shelters Ordinance that would allow small homeless shelters by-right in local church facilities. (2004) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):		
Has the program been successful? <input type="checkbox"/> Successful <input checked="" type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> This program was not addressed during the housing element cycle. The ad hoc committee is no longer active. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> To be considered during Housing Element update in 2009, modify the program to be consistent with SB-2, consider combining 7-H and F; consider ways to strengthen the ad hoc committee.
Program 7-I: Prepare and adopt a Reasonable Accommodation Ordinance to guide provision of housing for persons with disabilities. <ul style="list-style-type: none"> The City will prepare and adopt a Reasonable Accommodation Ordinance to ensure provision of housing for persons with disabilities. (2005) <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> This program was not considered during the housing element cycle.	

San Bruno Housing Element
Appendix A: Detailed Program Accomplishments During Last Cycle

Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Include the reasonable accommodation provisions as a Housing Element policy.
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<i>Potentially Available Sites</i>		
Goal 8.0: <i>Address the projected regional housing need and increase the availability of affordable housing in San Bruno by dispersing new affordable housing throughout the community on vacant or reusable land.</i>		
Program 8-A: Support redevelopment of the former U.S. Navy site according to the U.S. Navy Site and Environs Specific Plan, featuring an appropriate mix of housing types and non-residential uses to serve the needs of San Bruno residents. <ul style="list-style-type: none"> The City will continue to support redevelopment of the U.S. Navy site according to the U.S. Navy Site and Its Environs Specific Plan. (Ongoing) The development agreement for The Crossing (U.S. Navy Site) addresses appropriate mix of land uses, including mixed-use, office, and high-density housing. (2002) <i>Responsibility: Community Development Dept, Redevelopment Agency</i>		
Funding sources & funding amount (1999-2006):	None	
Number of units assisted (1999-2006):	Total: 97 (If Known) Moderate: Low: Very-Low: 97	
Quantified objective (2007-2014):	Total: (If Known) Moderate: Low: Very-Low:	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> Three of four residential phases have constructed (713 units). The fourth and last phase is under construction with expected completion in Winter 2009 (350 units). 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> The project will be complete in 2009-10. This program is no longer necessary, unless the City wishes to encourage designating units in the SNK condominium project for moderate-income homebuyers.

Program 8-B:

Designate the following vacant and reusable sites to encourage the development of a variety of housing types to address the needs of all incomes. Densities shall be compatible with the surrounding uses, consistent with available service capacities, and environmental constraints, and in accordance with existing City ordinances.

- a. Skyline College #1 (undeveloped, 20 acres). General Plan designation: Low Density Residential.
- b. Skyline College #2 (undeveloped, 6.4 acres). General Plan designation: Low Density Residential.
- c. Moreland Drive (undeveloped, 1.2 acres). General Plan designation: Low Density Residential.
- d. Carl Sandburg School site (9 acres). General Plan designation: Low Density Residential.
- e. Willard Engvall School site (20 acres). General Plan designation: Low Density Residential.
- f. Crestmoor High School site (19 acres). General Plan designation: Low Density Residential.
- g. Edgemont School site (2 acres). General Plan designation: Low Density Residential.

- The City has already designated identified sites for residential uses. Development and/or reuse will occur according to market forces. (Ongoing)
- On district-owned sites, residential development may occur when the school district takes action.

Responsibility: Community Development Dept, Redevelopment Agency, Skyline Community College District, San Bruno Park School District, San Mateo Unified High School District

Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	Why or why not? <ul style="list-style-type: none"> • Housing development has occurred on some sites and all remaining sites are zoned residential. • Sites a and b have been constructed. Sites c and d are under construction. • Skyline College 1 & 2 (Marisol subdivision, 115 single family detached homes) was completed between 2003 and 2005. • Moreland Drive residential development, 5 single family homes, was completed in 2006 • Carl Sandburg School site purchased by Summerhill Homes in 2005. Construction of 70 single family detached homes half complete, with expected completion in 2009-10. • General Plan update, scheduled for adoption in 2009, designates all of remaining school sites for housing. 	
Do you recommend continuing the program?	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> Update list.

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<p>Program 8-C:</p> <p>Examine all vacant and underutilized parcels for potential housing, mixed-use, and/or transit-oriented development during the General Plan Update in 2003.</p> <ul style="list-style-type: none"> The City will adopt changes in land use designations during the upcoming General Plan Update (2003) and consequent Zoning Ordinance Update (2005). During revision and adoption of the General Plan Update, the City will consider appropriate vacant and underutilized sites within the City limits for potential re-designation for housing, mixed-use, or transit-oriented development. Sites for consideration are shown in Figure 7.1-1, as considered during a joint City Council, Planning Commission, and General Plan Update Committee meeting in October 2002. The City Council is currently considering “transit-oriented development” zoning districts for the BART, Caltrain, and SamTrans transit areas. (2003) <p><i>Responsibility: Community Development Dept</i></p>		
<p>Funding sources & funding amount (1999-2006):</p>		
<p>Has the program been successful?</p> <p> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral </p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> The city is examining sites for potential housing and mixed-use development through the General Plan Update, Housing Element and Transit Corridors Plan The General Plan Update includes Transit-Oriented Development and Multi Use Residential zoning districts for the BART, Caltrain, and SamTrans transit areas and El Camino Real. (2009) The City is in the process of preparing the Downtown and Transit Corridors Plan which will evaluate sites for a range of housing types to foster compact development and increased transit ridership. The Zoning Ordinance update will occur in 2009. 	
<p>Do you recommend continuing the program?</p>	<p> <input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program </p>	<p><i>How would you change the program to make it more successful?</i></p> <p>Modify policy to reflect Transit Corridors Plan efforts, and identification of sites through HE update process</p>

Program 8-D:

Allow residential uses in second stories over commercial uses in Downtown. Consider allowing mixed-use development along El Camino Real and San Bruno Avenue during the General Plan Update in 2003.

- The City will adopt changes in land use designations during the upcoming General Plan Update (2003) and consequent Zoning Ordinance Update (2005).
- The Redevelopment Plan currently allows residential over commercial uses along San Mateo Avenue within the Central Business District. (Ongoing)
- Mixed-use development may include housing above ground-floor retail or office uses. Underground or structured parking may be necessary. Incentives for mixed-use development may include increased housing densities, reduced parking requirements, fee waivers, fast-track permit processing, etc.
- During revision and adoption of the General Plan Update, the City will consider appropriate vacant and underutilized sites within the City limits for potential re-designation for mixed-use or transit-oriented development. Sites for consideration are shown in Figure 7.1-1, as considered during a joint City Council, Planning Commission, and General Plan Update Committee meeting in October 2002.

Responsibility: Community Development Dept, Redevelopment Agency

Funding sources & funding amount (1999-2006):

None

Has the program been successful?

- ☒ Successful
☐ Unsuccessful
☐ Neutral

Why or why not?

- C-B-D zoning in downtown allows mixed-use development, with residential over commercial.
- The draft GPU includes Transit Oriented Development zone and Multi-Use Residential Focus along El Camino Real that allow residential uses over commercial uses.
- The zoning code will be updated to reflect the new General Plan land uses in 2009.

Do you recommend continuing the program?

- ☐ Keep Program
☐ Eliminate Program
☒ Modify Program

How would you change the program to make it more successful?

Most of this Program will be accomplished with the adoption of the General Plan Update. Modify to focus on zoning code update and Transit Corridors Plan.

Program 8-E:

Reduce parking requirements for new or reuse housing projects along transit corridors and adjacent to transit stations, as well as within the Medium Density (R-3) and High Density (R-4) zones.

- The City will clarify parking requirements in transit areas and multifamily zones in the Zoning Ordinance Update. (2005)
- The City Council is currently considering “transit-oriented development” zoning districts for the BART, Caltrain, and SamTrans transit areas. (2003)

Responsibility: Community Development Dept

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Funding sources & funding amount (1999-2006):	None	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • Parking requirements were reduced for residential projects at the Crossing, TreeTops and Downtown Mixed Use project (Pacific Bay Vistas). • City will study parking requirements in transit areas and multifamily zones in the Downtown & Transit Corridors Specific Plan and the Zoning Ordinance Update in 2009. 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>
Program 8-F: Develop and implement an on-going voter education program to inform residents of the need for affordable housing and ways the electorate can support its development. <ul style="list-style-type: none"> • The City will develop a voter-education program addressing provision of affordable housing. Potential media to be used include newspaper articles, bulletins and informational handouts, cable television, community workshops, and the City's Focus newsletter. (2004) • In the voter-education program, identify the successful production of affordable housing on The Crossings site (U.S. Navy Site). Note that voter-approval of increased building heights and a parking structure has contributed to the financial feasibility of the affordable housing. <i>Responsibility: Community Development Dept</i>		
Funding sources & funding amount (1999-2006):	<ul style="list-style-type: none"> • None 	
Has the program been successful? <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> • Successful because there has been little opposition to affordable housing at the Crossing, the BMR program, and imposition of affordable housing in-lieu fees. • Education to inform residents of the need for affordable housing was addressed during the adoption of the Inclusionary housing ordinance and the General Plan update. • The Downtown & Transit Corridors Plan also addresses this issue in public workshops. • Articles in Focus address affordable housing issues 	
Do you recommend continuing the program?	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> This program needs to be emphasized more. The Transit Corridors Plan and Housing Element update present opportunities for this.

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